

105.0

0005

0010.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
835,800 / 835,800
835,800 / 835,800
835,800 / 835,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		CHEROKEE RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: FARJADIAN ELICA	
Owner 2: PEZESHKI SAMAN	
Owner 3:	
Street 1: 31 CHEROKEE RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: FARJADIAN ELICA -	
Owner 2: -	
Street 1: 31 CHEROKEE RD	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02474	Type:	

NARRATIVE DESCRIPTION	
This parcel contains .215 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Wood Shingle Exterior and 2136 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)																											
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9360	Sq. Ft.	Site			0	70.	0.75	4									490,561							490,600

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY								Legal Description			User Acct
Use Code								Land Size			67732
101								Building Value			GIS Ref
9360.000								Yard Items			GIS Ref
345,200								Land Value			Insp Date
490,600								Total Value			10/03/18
835,800											
Total Card								Entered Lot Size			
0.215								Total Land:			
345,200								Land Unit Type:			
490,600											
835,800											

PREVIOUS ASSESSMENT								Parcel ID	105.0-0005-0010.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Prior Id # 1: 67732	
2022	101	FV	345,200	0	9,360.	490,600	835,800		Year end	12/23/2021	Prior Id # 2:	
2021	101	FV	335,000	0	9,360.	490,600	825,600		Year End Roll	12/10/2020	Prior Id # 3:	
2020	101	FV	277,800	0	9,360.	490,600	768,400	768,400	Year End Roll	12/18/2019	Prior Id # 1:	
2019	101	FV	220,200	0	9,360.	490,600	710,800	710,800	Year End Roll	1/3/2019	Prior Id # 2:	
2018	101	FV	220,200	0	9,360.	420,500	640,700	640,700	Year End Roll	12/20/2017	Prior Id # 3:	
2017	101	FV	220,200	0	9,360.	392,400	612,600	612,600	Year End Roll	1/3/2017	ASR Map:	
2016	101	FV	220,200	0	9,360.	336,400	556,600	556,600	Year End	1/4/2016	Fact Dist:	
2015	101	FV	214,900	0	9,360.	301,300	516,200	516,200	Year End Roll	12/11/2014	Reval Dist:	

SALES INFORMATION								TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes					
FARJADIAN ELICA	1565-190	1	11/25/2020	Convenience	99	No	No							
YEWCIC THOMAS/T	1548-134	1	8/23/2019	Change>Sale	765,000	No	No							
	930-82		1/1/1901	Family		No	No	Jane Yewcic dod 12/6/2014						

ACTIVITY INFORMATION	Date	Result	By	Name
10/3/2018	Inspected	BS	Barbara S	
9/14/2018	MEAS&NOTICE	BS	Barbara S	
6/19/2014	External Ins	PC	PHIL C	
2/24/2009	Meas/Inspect	163	PATRIOT	
12/2/1999	Inspected	264	PATRIOT	
11/10/1999	Mailer Sent			
10/27/1999	Measured	263	PATRIOT	
12/1/1981		KM		

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION

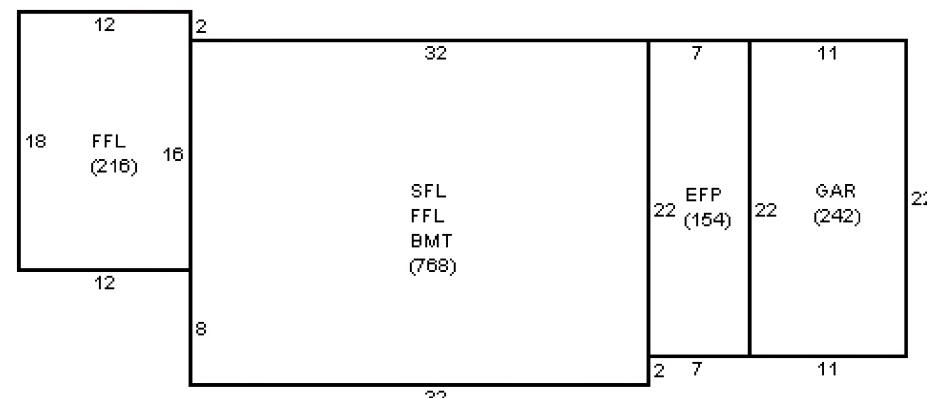
Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

Comments:	
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SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1950
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmt Flr:	14 - Asphalt Tile
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION

Avg

Ht/FL: STD

Prim Int Wal: 1 - Drywall

Sec Int Wall:

Partition: T - Typical

Prim Floors: 3 - Hardwood

Sec Floors:

4 - Carpet

Bsmt Flr:

Subfloor:

Bsmnt Gar:

Electric: 3 - Typical

Insulation: 2 - Typical

Int vs Ext: S

Heat Fuel: 1 - Oil

Heat Type: 3 - Forced H/W

Heat Sys: 1

% Heated: 100

% AC:

Solar HW: NO

Central Vac: NO

% Com Wal % Sprinkled